



Offered to the market is this well-presented, three-bedroom semi-detached property which blends comfort, space, and in a desirable location and offers a seamless living experience, perfect for families and individuals alike.

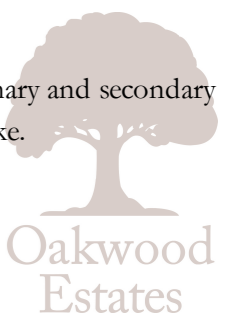
The ground floor comprises a cloakroom, a generous sitting room filled with natural light, providing the perfect atmosphere for relaxation and entertainment. The kitchen is overlooking the private rear garden with a range of floor and wall mounted units, also with access leading out to the patio area.

The second floor has two double bedrooms, a one single bedroom and also a well appointed family bathroom.

Along with a wrap around garden to the rear, the property benefits from a front garden, side access and a patio area for enjoying the sunshine.

The property also includes a garage, providing secure off-street parking and extra storage space. Situated in a peaceful residential area, this property is perfect for those seeking a tranquil retreat while still being within easy reach of local amenities and transport links.

This house is situated on popular road in Maidenhead, conveniently located close to local amenities, primary and secondary schools, and public transport links making it ideal choice for families and commuters alike.



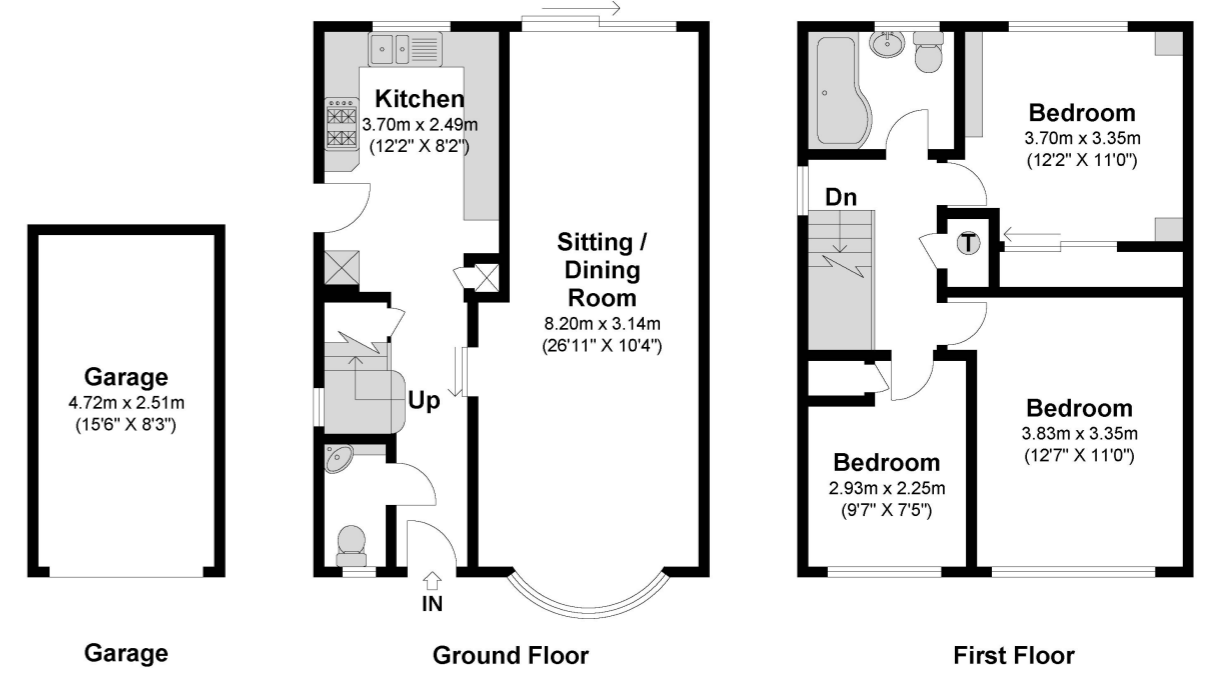
-  FRONT & REAR GARDEN
-  POT TO EXTEND ON THE SIDE (STP)
-  SEMI DETACHED 3 BEDROOM HOUSE
-  CORNER PLOT
-  GARAGE IN A BLOCK
-  WITHIN 0.5 MILES TO FURZE PLATT STATION

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x3 | x1 | x1 | 0 | Y | Y |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |



Switchback Road, North

Approximate Floor Area
 882.85 Square feet 82.02 Square metres (Excluding Garage)
 Garage Area 127.55 Square feet 11.85 Square metres
 Total Area 1010.40 Square feet 93.87 Square metres (Including Garage)



Illustrations are for identification purposes only, measurements are approximate, not to scale

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Location

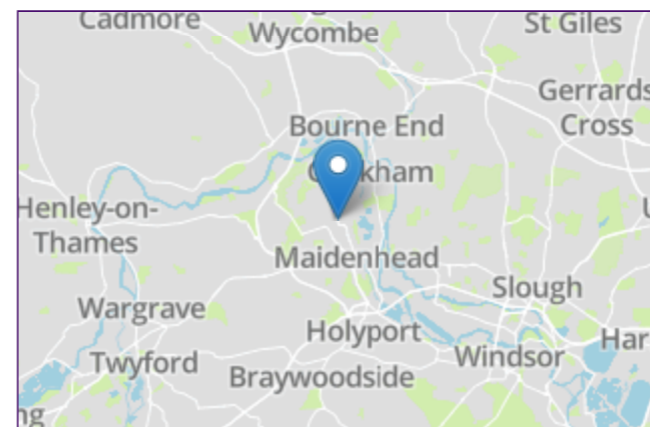
This property is conveniently located within 0.7 miles of Furze Platt Railway station - providing fast links into London Paddington (fast trains approx. 20 minutes). Maidenhead also benefits from being part of the Crossrail network and the ongoing redevelopment of the town centre. For the commuter by car, junction 8/9 of the M4 via the A404(M) or A308(M) are within easy reach - providing access to the M25, Heathrow Airport, London and the West Country.

Schools And Leisure

There are numerous local sports clubs including tennis, rugby, rowing and football, various fitness centres and racing at Ascot and Windsor. The River Thames can also be accessed at Maidenhead with many walks to be enjoyed along the Thames Path. The local area has many walking trails, including the National Trust woodland at Maidenhead Thicket and Pinkneys Green. Nearby amenities include numerous golf courses, Braywick Leisure centre, a multiplex cinema, shops and restaurants. There are also a number of good and outstanding schools close by including Furze Platt Junior and Senior Schools.

Council Tax

Band D



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 71 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | | |
| <small>EU Directive 2002/91/EC</small> | | | |